

175.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

720,800 / 720,800

USE VALUE:

720,800 / 720,800

ASSESSED:

720,800 / 720,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PIEDMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARKUSSEN DAVID M & SANDRA A	
Owner 2: TRS/ 34 PIEDMONT ST NOMINEE TR	
Owner 3:	

Street 1: 34 PIEDMONT STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MARKUSSEN DAVID M -	
Owner 2: MARKUSSEN SANDRA A -	

Street 1: 34 PIEDMONT STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1811 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Z	R1	Sewer
o		Electri
n		

Census:	Exempt
Flood Haz:	

D		Topo	2	Above Stree
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5498	Sq. Ft.	Site	0	70.	1.06	6										409,456						409,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5498.000	310,700	600	409,500	720,800		117028
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

**USER DEFINED**

Prior Id # 1:	117028
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:24:36
LAST REV	
Date	Time
04/26/21	15:58:37
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,700	600	5,498.	409,500	720,800		Year end	12/23/2021
2021	101	FV	300,800	600	5,498.	409,500	710,900		Year End Roll	12/10/2020
2020	101	FV	300,700	600	5,498.	409,500	710,800	710,800	Year End Roll	12/18/2019
2019	101	FV	242,100	600	5,498.	403,600	646,300	646,300	Year End Roll	1/3/2019
2018	101	FV	241,500	600	5,498.	310,000	552,100	552,100	Year End Roll	12/20/2017
2017	101	FV	241,500	600	5,498.	292,500	534,600	534,600	Year End Roll	1/3/2017
2016	101	FV	241,500	600	5,498.	269,100	511,200	511,200	Year End	1/4/2016
2015	101	FV	225,200	600	5,498.	251,500	477,300	477,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARKUSSEN DAVID	77238-330	1	3/16/2021	Convenience		1	No	No	
MCCADDEN SHAWN/	27206-444		4/14/1997		237,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1133	Redo Bat	12,700	9/8/2014				Bathroom remodel.
1/19/2006	39	Re-Roof	5,825					
4/15/1999	194	Manual	10,000					REPLACE WALL/DRIVE

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA	
8/31/2018	Meas/Inspect	HS	Hanne S
10/15/2008	Meas/Inspect	345	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/22/1993		EK	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH									
Type:	5 - Cape		Full Bath:	1	Rating:	Very Good															
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	1	Rating:	Average															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	1 - Concrete		A 3QBth:		Rating:																
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average															
Prime Wall:	4 - Vinyl		A HBth:		Rating:																
Sec Wall:			OthrFix:		Rating:																
Roof Struct:	1 - Gable		OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good															
Color:	TAN		A Kits:		Rating:																
View / Desir:			Fpl:	1	Rating:	Average															
GENERAL INFORMATION						WSFlue:		Rating:													
Grade: C - Average						CONDOS INFORMATION															
Year Blt:	1952	Eff Yr Blt:	Location:																		
Alt LUC:			Total Units:																		
Jurisdct:	G16	Fact:	Floor:																		
Const Mod:			% Own:																		
Lump Sum Adj:			Name:																		
INTERIOR INFORMATION						DEPRECIATION			REMODELING			RES BREAKDOWN									
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRS	FL											
Prim Int Wal	2	- Plaster	Functional:			%	1	5	3												
Sec Int Wall:			Economic:			%															
Partition:	T - Typical		Special:			%															
Prim Floors:	3	- Hardwood	Override:			%															
Sec Floors:	6	- Ceramic Tile	Total:	18.6	%																
Bsmnt Flr:	4	- Carpet	CALC SUMMARY			COMPARABLE SALES															
Subfloor:			Basic \$ / SQ:	110.00			Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:	2		Size Adj.:	1.35000002																	
Electric:	3	- Typical	Const Adj.:	1.01099992																	
Insulation:	2	- Typical	Adj \$ / SQ:	150.133																	
Int vs Ext:	S		Other Features:	110136																	
Heat Fuel:	1	- Oil	Grade Factor:	1.00																	
Heat Type:	3	- Forced H/W	NBHD Inf:	1.00000000																	
# Heat Sys:	1		NBHD Mod:																		
% Heated:	100	% AC:	LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	Adj Total:	381683																	
% Com Wal			Depreciation:	70993																	
			Depreciated Total:	310690																	
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val													
Make:						Juris. Factor:	1.00	Before Depr:	150.13												
Model:						Special Features:	0	Val/Su Net:	117.91												
Serial #:						Final Total:	310700	Val/Su SzAd	219.75												
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS						PARCEL ID 175.0-0002-0002.0							IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y	1	120	A	AV	2007	5.38	T	9.6	101			600		600				
More: N						Total Yard Items:			600	Total Special Features:						Total:	600	AssessPro Patriot Properties, Inc			